



**Status of Comeau Easement-Related Projects as of July 20, 2010
Presented by Woodstock Land Conservancy
Town Board Meeting July 20, 2010
Comeau Town Offices**

Parking Lot Expansion Project Notice Violation

- Town acknowledged failure to provide WLC parking lot plans for review and comment, and prior notification of tree-cutting.
- WLC acknowledges that with prior submission of plans and notification, Town has right to clear trees and build expansion to upper parking lot, within terms of Easement. Town completed and submitted final plans to WLC for review on May 10, 2010.
- Violation resolved with letter of closure dated June 15, 2010.

Status: Completed

Parking Lot Expansion Project

- After notice violation was resolved (above), WLC submitted Letter of Review and Comment on Parking lot expansion project on June 30, 2010; WLC letter requested site visit and cut sheet of lighting fixtures.
- Site visit with Cathy Magarelli and Bill McKenna took place on July 9, 2010.
- Cut sheet of lighting presented to WLC; reviewed and now awaiting Town decision on use of baffles once fixtures are in place. WLC may visit work site periodically to review project.

Status: Review Completed; site work visits by WLC and lighting baffles decision by Town are pending.

Nature Trails Project

- WLC received CTF report requesting project review on February 18, 2010.
- WLC conducted multiple meetings and site visits with CTF Chair and TB Rep David Corbett.
- Comeau Trails work will be series of projects over next 2–3 years.
- WLC Review focused on earliest of projects:
 - some can proceed without documentation
 - some require documentation and review
 - ♣ stream and wetland issues; “headcut remediation”
- Final project review letter sent April 2, 2010.

Status: Current Work Review Completed; Additional work to be reviewed as presented by CTF

Directors

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Michael DeWan
Rosalind Dickinson
John Garesché
Patty Goodwin
David Marell
Sonya Shoptaugh
Ronnie Shushan
Kevin Smith
Hank Starr
Nadia Steinzor

Gay Leonhardt
President Emeritus

John Winter
Executive Director

Soccer Field Expansion Project

- WLC received conceptual map and pavilion photo requesting project review on March 10, 2010.
- WLC conducted multiple discussions and a site visit (May 11, 2010) with Keith Anderson, Soccer League President and the league VP on conceptual plans for the field expansion and pavilion. WLC explained Easement-related issues raised by the conceptual plan. WLC will provide written summary of May 11 discussion to TB per Supervisor's request.
- WLC understands Soccer League are reviewing their plans and communicated this to Town in parking lot violation closure letter of June 15, 2010.
- WLC has offered on-going assistance if requested by the Soccer League or the Town. WLC will review new plans when presented.

Status: WLC to review pending receipt of revised plans from Town or Soccer League

Baseline Documentation Report (BDR)

- WLC consultant has prepared draft BDR binder.
- WLC is reviewing draft and is adding recent photographs of nature trail locations.
- WLC and Town will review draft together in the coming weeks; all Town Boardmembers invited for walk of Comeau property with the binder.
- WLC recommended Town authorize a wetlands delineation to guide future decisions and stewardship of the property. WLC will add wetlands delineation to BDR if so authorized by Town Board. (See below)

Status: In Process

Wetlands Delineation for BDR

- WLC has suggested that the Town Board authorize a wetlands delineation of the wet areas at Comeau. A delineation of the entire property could be more cost-effective than conducting multiple smaller delineations and will provide valuable documentation for the Town.

Delineation of the wetlands will:

- Provide WLC with agreed-upon documentation of wetlands for easement monitoring and for Town project proposals submitted for review.
- Generate science-based documentation, according to professional standards, of the wetlands as they currently exist.
- Help the Town create a "big picture" of the hydrology, drainage, soils, and associated flora at Comeau.
- Provide invaluable information to the Town to guide sound land-use planning at Comeau.
- Enable the Town to develop unique educational opportunities for the many children and adults who spend time at Comeau, to learn about the critical role that wetlands play in protecting natural resources at Comeau, in the Town, and elsewhere.
- Support Town Board efforts to secure funding for a town-wide Habitat Mapping Project conducted by Hudsonia.

Status: Pending Town decision

Stewardship Plan:

WLC has had both meetings and phone conversations with Terrie Rosenblum, Town Board Comeau representative since January, 2010. We have offered to answer questions, provide assistance (WLC capacity permitting). We have provided the following resources, recommendations:

- WLC has provided the Town with samples of stewardship (or management) plans:
 - Amherst NY, Nature View Park (submitted in 2009 and 2010): A (required) management plan developed by a municipality on a publicly accessible municipal property with a conservation easement held by a land trust.
 - Valley Floor Plan, Telluride CO (submitted July, 2010): - additional example of a (required) management plan for a publicly accessible, municipal property under conservation easement held by a land trust.
- Green Belt Land Trust Stewardship Manual (forwarded to TB & WLC by community member) - Stewardship information for landowners and land trusts: WLC directed attention to specific sections outlining Stewardship responsibilities of landowner and land trust, as well as communications protocols.
- **Additional Recommendations:**
- After preliminary research in 2009-10, WLC made a recommendation to facilitate the sound development of the Comeau Stewardship Plan as a Town Board supervised project.
 - Retain consultant to draft a Request for Proposals (RFP) defining 1) scope of Plan and 2) identifying components to be included in Plan.
 - Retain consultant to assist in actual development and writing of the Plan.
 - WLC did research, identified a potential candidate, forwarded this information to the Town. It's our understanding that Terrie Rosenblum intends to contact this individual to have an exploratory conversation.